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HYDERABAD, MONDAY, JUNE 14, 2010.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE MASTER PLAN OF RAJAHMUNDY MUNICIPAL CORPORATION FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE IN MORAMPUDI JUNCTION, RAJAHMUNDY.

[Memo. No.18086/H1/2008-3, Municipal Administration and Urban Development, 9th June, 2010.]

1. Whereas, vide Govt. Memo. No.18086/H1/2008-2, Municipal Administration and Urban Development Department, dated 07-04-2010, draft notification to the Rajahmundry General Town Planning Scheme was issued inviting objections and suggestions on the proposed change of land use from Residential use zone to Commercial use in R.S.No.375/2B, Morampudi Junction, Rajahmundry to an extent 1605 Sq. Yards and the same was published in the A.P. Extraordinary Gazette No.161, dated 12-04-2010 as required by Clause (b) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920).

2. And whereas after issue of above notification the DT & CP., in his letter Roc.No.4351/2007/R, dated 07-04-2010 has reported to the Government that in Memo. No.18086/H1/2008-2, Municipal Administration and Urban Development Department, dated 07-04-2010 have not included the conditions viz., 1. The applicant shall handover the site to an extent of 165.27 Sq. Mtrs., affected in the proposed 200 feet wide National Highways Road; and 2. The applicant shall pay 10% open space charges as per registered value and Betterment charges as per procedure in vogue and requested the Government to include the above said conditions in the notification to take further necessary action.

3. And whereas, Government after careful examination of the matter, proposed to impose the said conditions recommended by the Director of Town and Country Planning, Hyderabad and decided to issue revised draft notification in supersession of the earlier notification dated 12-04-2010.

4. Now, therefore the following draft notification to the Rajahmundry General Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No.465 MA., dated 28-10-1975, which is proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby publish as required by clause (b) thereof in supersession of the Draft Variation issued vide Government Memo. dated 12-04-2010.

5. Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in D.R.S.No.375/2B Morampudi Junction, Rajahmundry to an extent of 1605 Sq. Yards, the boundaries of which are as shown in the schedule below and for which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No.465 M.A., dated 28-10-1975, is now proposed to be designated for Commercial use by variation of change of land use as marked as "ABC & D" as shown in the revised part proposed land use map bearing C.No.4351/2007/R, which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158, MA., dated 22-3-1996 to the Rajahmundry Municipal Corporation before issue of confirmation orders.
2. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall handover the site affected portion for widening of existing 20 feet wide road to 30 feet abutting to the site under reference by taking required land equally on either sides.
9. The applicant shall handover the site affected portion under widening of existing 150 feet wide NH road to 200 feet wide to an extent of 165.27 Sq.Mtrs. to the competent authority free of cost through registered gift deed as per the sanctioned Master Plan.
10. The applicant shall pay 10% open space charges as per registered value and betterment charges as per procedure in vogue.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES :

North : Existing 20 feet wide road.

East : Papireddy Sivarama Krishna land (GPA holder)

South : Rongala Venkanna land.

West : Existing 150 feet wide N.H. 5 road.

T. S. APPA RAO,
Principal Secretary to Government (UD).